

Board of County Commissioners

Division of Planning & Development

Planning Department

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Development Review Committee Meeting **January 26, 2004**

Members Present: Robbie Rogers-Director/Chairperson, Richard Helms-Development Coordinator, Becky Howard-Deputy Clerk, Dan Hickey-Fire Services, Marie Keenum-911 Coordinator, Michael Springstead-Springstead Engineering, Terry Neal-Attorney, Charles Cilenti-Planner, Dale Parrett-Public Works and Alysia Akins-Secretary.

The meeting convened at 2:03 P.M.

Mr. Helms moved to approve the minutes of the January 20, 2004 meeting.

Mrs. Keenum seconded the motion and the motion carried.

Old Business:

None

New Business:

Dublin Investments – Preliminary Review

Ed Abshier, Abshier Engineering, Inc., John Parker, project agent, and Ted Graham, property owner, were present and requesting a zoning change to IP (Planned Industrial) for a piece of property located within the industrial area of the Future Land Use Map (R2004-0017). This zoning request is scheduled to be heard before the Zoning and Adjustment Board and the Board of County Commissioners also. The proposed Memorandum of Agreement was discussed. The 300' area within all residentially zoned properties was shown on the revised map submitted by Mr. Abshier. Most of this boundary is located within the water retention areas. A special use would be required for all industrial activities located outside within this 300' area. Zone 1 is intended for less intense uses. Dublin Investments will provide the road maintenance. Access to CR 131 needs to be added to the road restrictions. A parking chart needs to be provided. Language needs to be added under Design, Setback and Buffer Standards to reflect no minimum lot size or width is required, although the lot must be designed to support the proposed business and meet the required setbacks. Language under Permitted Uses needs to be revised to reflect all industrial uses allowable by a permitted use (to exclude special or conditional uses) by the County's Land Development Code to include the allowable sections for industrial use. Section 4.300 is for hazardous materials and Section 4.500 is for flammable materials, which are part of the excluded uses for Zones 1 and 2. Section 4.400 regarding the use for salvage/recycling needs to be added to the excluded uses for Zones 1 and 2. Reference will be made to the permitted commercial and industrial uses

only. The proposed use for Zone 1 is professional office. Zone 2 has more intense proposed uses. Table 13-362A should be attached as an exhibit to the MOA. There is a berm and buffer proposed along CR 127. A revised MOA was requested to show the discussed changes to be submitted to staff for additional comment. There are no proposed improvements for C-462. If the property is sold, a Property Owner's Association will be created. The water retention area and drainage are to be shared. The City of Wildwood is to provide water and sewer utilities. Engineering comments were discussed regarding the preliminary plans. A location map needs to be provided, along with construction details and owner information. Any wetlands need to be shown on the plans, along with existing contours, the intended uses and existing and proposed utilities. All regulatory agency permits are required.

Mr. Helms moved to recommend approval to the ZAB of the zoning change request, subject to all comments being addressed. Mr. Springstead seconded the motion and the motion carried.

VOS: Unit 111 – Major Development – Preliminary Review

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting preliminary approval to develop a 144-unit subdivision. Staff comments were discussed. The design speed for Stillwater Trail was discussed. There will be sidewalks provided on the north side of Stillwater Trail. Engineering comments were discussed. The speed limits need to be checked along the horizontal curves. All regulatory agency permits are required.

Mr. Helms moved to approve the preliminary plans. Mr. Springstead seconded the motion and the motion carried.

VOS: Unit 125 – Major Development – Preliminary Review

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting preliminary approval to develop a 122-unit subdivision. Staff comments were discussed. The golf cart tunnel provided on the plans is shown in and out of the right-of-way. The tunnel/path will be shown as a tract on the final plat. Engineering comments were discussed. There is a fence proposed along the golf cart tunnel, which is provided on the plans for Morse Boulevard. The grade provided on the plans coming into the tunnel was discussed, along with provided speed limits.

Mr. Helms moved to approve the request for preliminary review. Mr. Springstead seconded the motion and the motion carried.

VOS: Canal Street/Phase I – Major Development –Preliminary and Engineering Review

Robert Palmer, Farner Barley and Associates, Inc., was present and requesting preliminary and engineering approval to construct .68 miles of major local roadway. Staff comments were discussed. Speed limit signs are posted south of the roundabouts when the speed limits change. The entrance sign for each road located along the roundabout needs to be checked. Engineering comments were discussed. Storm drain specifications need to be provided. All regulatory agency permits are required.

Mr. Helms moved to approve the request for preliminary and engineering review, subject to all comments being addressed on revised engineering plans. Mr. Springstead seconded the motion and the motion carried.

VOS: Key Largo 18-Hole Championship Golf Course– Medium Development – Conceptual Review

Robert Palmer, Farner Barley and Associates, Inc., was present and requesting conceptual approval to develop an 18-hole championship golf course. Staff comments were discussed. The acreage amount provided on the plans does not match the actual acreage. The future clubhouse is shown on sheet 4. Striping and signage along Canal Street were discussed. Restroom facilities shown on sheet 5 need to be located on the plans with setbacks shown. The cart path bridge details were discussed. Engineering comments were discussed. Storm drain specifications need to be provided, along with bridge details.

Mr. Helms moved to approve the conceptual plans, subject to all comments being addressed on revised plans. Mr. Springstead seconded the motion and the motion carried.

Q&A/Public Forum

Mrs. Keenum informed the Committee members that the fence had been cut on Lenard Powell's property along CR 114 and the property was being accessed from that road. Approvals for Mr. Powell's development were contingent upon no access from CR 114. A code compliance inspector will be sent out to check this matter.

The next meeting is scheduled for February 2, 2004.

The meeting adjourned at 3:03 P.M.